

Minutes of the Meeting of the PLANNING COMMITTEE held on 5 September 2019

PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Nigel Collin, Lucie Dallen, Neil Dallen, Previn Jagutpal, Colin Keane, Jan Mason, Steven McCormick, Debbie Monksfield, Peter O'Donovan, David Reeve and Humphrey Reynolds

In Attendance: Councillor Alex Coley (speaking as a Ward Councillor for item 3) and Councillor Clive Smitheram (speaking as a Ward Councillor on item 3) Scott Dixon (Surrey County Council Highways) and Mike Green (Surrey County Council)

Officers present: Ruth Ormella (Head of Planning), Tom Bagshaw (Planner), Claire Beesly (Assistant Solicitor), Virginia Johnson (Planner), Steven Lewis (Planning Development Manager) and Sandra Dessent (Committee Administrator)

27 DECLARATIONS OF INTEREST

In the interests of openness and transparency the following declarations of Interest were made:

Councillor Neil Dallen, Other Interest: Declared that he was a member the Epsom Civic Society.

7 Cedar Hill, Epsom, Surrey, KT18 7BP

Councillor Previn Jagutpal, Other Interest: Being the applicant for this application left the Council Chamber for this item and did not take part in any deliberations or vote.

12 Millais Way, West Ewell, Surrey, KT19 9PF

Councillor Lucie Dallen, Other Interest: Being the applicant for this application left the Council Chamber for this item and did not take part in any deliberations or vote.

28 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 25 July 2109 were agreed as true record and signed by the Chairman subject to an amendment to Minute 22, informative 2, 087.00 was changed to 08.00.

29 LAND AT EPSOM AND EWELL HIGH SCHOOL, RUXLEY LANE, WEST EWELL, SURREY

Description

Demolition of existing classroom buildings, MUGA and sports hall; and construction of a two storey classroom block, 3G Full Size AGP Pitch, compact athletics facility, Hockey Plus AGP, sports pavilion, sports hall, grass surface pitches, grounds maintenance compound, footbridge, fencing, floodlights and associated ground works, construction of new car park and access for school sports facilities; and erection of 161 dwellings including associated parking, landscaping, open space and infrastructure works.

Members Amendments to Recommendations

Members considered an update report and agreed the recommended changes to conditions.

Further amendments to the recommendation from Members included:

- The addition of a further Heads of Terms for the Section 106 Agreement to secure the timely provision of school improvements and sporting facilities;
- The inclusion of hours of construction within all conditions relating to the Construction Environmental Management Plan (Condition 7, 20 and 48 below);
- Condition 31 to be amended to insert a row and include hours of use for the Pavilion and compact athletics facility to reflect those as the same as the AGP pitch.

Decision

Planning permission is **PERMITTED** subject to the following:

Part A

Subject to a Section 106 Agreement being completed and signed by 5 December 2019 under the following heads of terms

- The development will be providing 40% affordable housing units. This equates to 65 units split between 45 Affordable Rent units and 20 Shared Ownership units.
- £40,000 to improve the existing playground at Curtis Road.
- A LEMP (Landscape and Ecological Management Plan) being used to secured implementation and management of the ecological mitigation in perpetuity

- traffic signal systems at the Ruxley Lane (B284) junctions with both Chessington Road (B284) and Kingston Road (A240);
- Provision of a shared cycle way footway between Ruxley Lane and Scotts Farm Road;
- Provision of one car club vehicle for a minimum of two years, with all costs associated with the provision of the vehicle including provision of parking space either within a publicly accessible location of the development or on the public highway and pump priming being met by the developer;
- Provision of £50 worth of free travel for the first residential users of the proposed development using the car club vehicles;
- Provision of one year free membership of the car club for the first occupants of each of the proposed residential units; and
- £6,150 towards Travel Plan Auditing.
- To secure a S278 for the provision of a car parking bay on Scotts Farm Road to hold 6 vehicles
- To secure the timely provision of school improvements and sporting facilities.

The Committee authorise the Head of Planning to grant planning permission, subject to Conditions.

Part B

In the event the S106 Agreement referred to in Part A is not completed by 5 December 2019, the Head of Planning be authorised to refuse the application for the following reason:

The application fails to provide the necessary Affordable Housing and Contribution and Off Site Highway works to mitigate the proposed development contrary to policies CS9 and CS12 of the Epsom and Ewell Core Strategy 2007, DM6, DM21, DM22 and DM36 Development Management Policies Document

Subject to the following conditions:

Conditions:

- (1) **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- (2) **The development hereby permitted shall be carried out in accordance with the following approved plans and documents:**

Design and Access Statement**Design and Access Statement - Addendum**

101703-BEL-SL-01-B	Presentation Planning Layout
101703-BEL-SL-02-B	Supporting Planning Layout
101703-BEL-SL-03-B	Storey Heights Layout
101703-BEL-SL-04-B	Tenure Layout
101703-BEL-SL-05-C	Unit Type Layout
101703-BEL-SL-06	Location Plan
101703-BEL-SL-07-B	Materials Layout
101703-BEL-SL-08	Existing Site Plan
101703-BEL-SL-FRP01	Footpath Route Plan 01
101703-BEL-SL-FRP02	Footpath Route Plan 02
101703-BEL-SL-OSA01	Open Space Areas 01
101703-SS01-A	Street Scene 01
101703-SS02-A	Street Scene 02
101703-SS03-A	Street Scene 03
101703-SEC01-A	Site Section 01
101703-SEC02-A	Site Section 02
PO-2B-2S-TF-E	The Potter - Elevations - Town - Feature Brick
PO-2B-2S-TT-E	The Potter - Elevations - Town - Tile
PO-2B-2S-P1	The Potter - Floor Plans
TH-3B-2S-TB-E-A	The Thespian - Elevations - Town - Brick
TH-3B-2S-TT-E-A	The Thespian - Elevations - Town - Tile
TH-3B-2S-TC-E-A	The Thespian - Elevations - Town - Contemporary
TH-3B-2S-P1-A	The Thespian - Floor Plans
QU-3B-2S-TF-E	The Quilter - Elevations - Town - Feature Brick
QU-3B-2S-P1	The Quilter - Floor Plans

101703-H324+-E1	House Type H324+ - Elevations - Town - Feature Brick
101703-H324+-E2	House Type H324+ - Elevations - Town - Tile
101703-H324+-E5	House Type H324+ - Elevations - Town - Contemporary
101703-H324+-P1	House Type H324+ - Floor Plans
101703-H324+-E3	House Type H324+ - Elevations - Town - Feature Brick
101703-H324+-P2	House Type H324+ - Floor Plans
101703-H324+-E4	House Type H324+ - Elevations - Town - Feature Brick
101703-H324+-P3	House Type H324+ - Floor Plans
MA-3B-2S-TF-E	The Mason - Elevations - Town - Feature Brick
MA-3B-2S-TC-E	The Mason - Elevations - Town - Contemporary
MA-3B-2S-P1	The Mason - Floor Plans
101703-B2-E1-B	Apartment Block 2 - Front Elevation
101703-B2-E2-B	Apartment Block 2 - Side Elevations
101703-B2-E3	Apartment Block 2 - Rear Elevation
101703-B2-P1-B	Apartment Block 2- Ground Floor Plan
101703-B2-P2-B	Apartment Block 2 - First Floor Plan
101703-B2-P3-B	Apartment Block 2 - Second Floor Plan
101703-B2-P4-B	Apartment Block 2 - Third Floor Plan
BA-2B-2S-TC-E	The Baker - Elevations - Town - Contemporary
BA-2B-2S-P1	The Baker - Floor Plans
TI-3B-2S-TF-E	The Tillman - Elevations - Town - Feature Brick
TI-3B-2S-TC-E	The Tillman - Elevations - Town - Contemporary
TI-3B-2S-P1	The Tillman - Floor Plans
SW-3B-3S-TF-E	The Shipwright- Elevations - Town - Feature Brick
SW-3B-3S-P1	The Shipwright - Floor Plans

101703-B1-E1-B	Apartment Block 1 - Front Elevation
101703-B1-E2-B	Apartment Block 1 - Side Elevations
101703-B1-E3-B	Apartment Block 1 - Rear Elevation
101703-B1-P1-B	Apartment Block 1- Ground Floor Plan
101703-B1-P2-B	Apartment Block 1 - First Floor Plan
101703-B1-P3-B	Apartment Block 1 - Second Floor Plan
101703-B1-P4-B	Apartment Block 1 - Third Floor Plan
101703-B3-E1-B	Apartment Block 3 - Front Elevation
101703-B3-E2-B	Apartment Block 3 - Side Elevation
101703-B3-E3-B	Apartment Block 3 - Rear Elevation
101703-B3-E4-B	Apartment Block 3 - Side Elevation
101703-B3-P1-B	Apartment Block 3 - Ground Floor Plan
101703-B3-P2-B	Apartment Block 3 - First Floor Plan
101703-B3-P3-B	Apartment Block 3 - Second Floor Plan
101703-B3-P4-B	Apartment Block 3 - Third Floor Plan
101703-GAR01	Garage Type 01 - Floor Plan and Elevations
101703-GAR02	Garage Type 02 - Floor Plan and Elevations
101703-GAR03	Garage Type 03 - Floor Plan and Elevations
101703-GAR04	Garage Type 04 - Floor Plan and Elevations
101703-GAR05	Garage Type 05 - Floor Plan and Elevations
101703-GAR06-A	Garage Type 06 - Floor Plan and Elevations
101703-SH01	Cycle Shed 01 - Floor Plan and Elevations
101703-SH02	Cycle Shed 02 - Floor Plan and Elevations
101703-SUB01	Sub Station - Floor Plan and Elevations
7806	residential Scheme Biodiversity Enhancement
plan	
PL01	Site Location Plan

PL02	Existing Site Plan
PL03	Proposed Site Plan
PL10	Existing Site Plan
PL11	Existing Ground Floor Plan
PL12	Existing Roof Plan
PL13	Existing Elevations
PL20	Proposed Site Plan
PL21 Rev.P1	Proposed Ground Floor Plan
PL22 Rev.P1	Proposed First Floor Plan
PL23 Rev.P1	Proposed Roof Plan
PL24 Rev.P1	Proposed Elevations (1 of 2)
PL25 Rev.P1	Proposed Elevations (2 of 2)
PL30	Existing Site Plan
PL31	Existing Ground Floor Plan
PL32	Existing First Floor Plan
PL33	Existing Roof Plan
PL34	Existing Elevations
PL40 Rev.P1	Proposed Site Plan
PL41 Rev.P1	Proposed Ground Floor Plan
PL42 Rev.P1	Proposed First Floor Plan
PL43 Rev.P1	Proposed Roof Plan
PL44 Rev.P1	Proposed Elevations (1 of 2)
PL45 Rev.P1	Proposed Elevations (2 of 2)
PL50	Proposed Site Plan
PL51 Rev.P1	Proposed Ground Floor Plan
PL52	Proposed Roof Plan
PL53	Proposed Elevations (1 of 2)

PL54	Proposed Elevations (2 of 2)
PL60	Proposed Site Plan
PL61	Proposed Elevations (1 of 2)
PL62	Proposed Elevations (2 of 2)
PL70 Rev.P1	Proposed Site Plan
PL71	Proposed Elevations (1 of 2)
PL72	Proposed Elevations (2 of 2)
PL75 Rev.P1	Proposed Plan
PL76	Proposed Elevations (1 of 2)
PL77	Proposed Elevations (2 of 2)
PL78 Rev.P1	Proposed Plans and Elevations
PL80 Rev.P1	Proposed Contextual North Elevation

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy (2007)

REMOVED REFERENCES BELOW – Not technical Drawings

101703-PER01-A	Perspective View 01
101703-PER02	Perspective View 02
101703-PER03	Perspective View 03
101703-PER04	Perspective View 04

- (3) No development shall commence until a landscaping scheme and planting schedule for each phase of the development, including boundary treatment, hardstanding and street furniture have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.**

Reason: The details would affect subsequent design of other elements of the scheme and must be agreed at the outset and in the interests of visual amenity and also that the Local Planning

Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (4) The development shall be carried out in accordance with the submitted flood risk assessments (ref 'December 2018 / / Ardent Consulting Engineers' and 'December 2018 / 174392-01A / Ardent Consulting Engineers') and the following mitigation measures they detail:**

Finished floor levels shall be set no lower than 25.87 metres above Ordnance Datum (mAOD).

Level for level compensatory storage shall be provided.

All topographic adjustments are taken forward to provide flood plain compensation.

The flood resilient and resistance measures outlined shall be fully implemented.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with the National Planning Policy Framework (NPPF). To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to ensure satisfactory storage of/disposal of surface water from the site

- (5) No development shall take place until a scheme for the provision and management of a 8 metre wide buffer zone alongside the watercourse has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.**

The scheme shall include:

plans showing the extent and layout of the buffer zone.

details of any proposed planting scheme (for example, native species).

details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.

details of any proposed footpaths, fencing, lighting, etc. There should be no lightning directed on to the river corridor as this would be harmful to bats and other wildlife

Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected in line with the submitted ecological Assessments by Ecology Solutions (7806.RSEcoAs.vf1 and 7806.NAEcoAs.vf2; dated December 2018). To accord with paras 170 and 175 of the National Planning Policy Framework (NPPF) and to conserve and enhance the environment by minimising impacts on and provide net biodiversity gain and meet the requirements of the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

- (6) No development of the footpath improvement works hereby approved shall commence until a Construction Transport Management Plan relevant to that development, to include details of:**
- (a) parking for vehicles of site personnel, operatives and visitors**
 - (b) loading and unloading of plant and materials**
 - (c) storage of plant and materials**
 - (d) programme of works (including measures for traffic management)**
 - (e) provision of boundary hoarding behind any visibility zones**
 - (f) HGV deliveries and hours of operation**
 - (g) vehicles with a max gross weight of 7.5 tones to avoid accessing the site via the junction of Scott's Farm Road with Ruxley Lane.**
 - (h) measures to prevent the deposit of materials on the highway**
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
 - (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Ruxley Lane and its side roads and Scotts Farm Road and its side roads**

(k) on-site turning for construction vehicles

(l) No work shall be undertaken before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays.

has been submitted to and approved in writing by the Local Planning Authority for that phase. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policy DM 35 Transport and New Development, of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

School Site Conditions

- (7) Prior reaching slab level of the School Site, a sample of all facing materials to be utilised in the development phase hereby permitted including bricks, contrast materials, mortar, windows, doors, roof materials, plant enclosure and car parking cladding shall be submitted to and approved in writing by the Local Planning Authority before any works on site are commenced. The development shall then be built in accordance with these approved samples.**

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (8) Prior reaching slab level of the School Site, full detailed drawings at 1:20 or 1:50 of all openings including windows, doors, communal entrances openings, balconies and areas for signage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site. The development shall be carried out in accordance with the approved plans.**

Reason: The details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (9) Prior to the commencement of the School Site of the development hereby permitted, the applicant shall supply full details, including the design and location of bird and bat boxes, as well as swift bricks, to be located within the proposed development. The approved details will then be retained in perpetuity or the lifetime of the development hereby approved or until the grant of planning permission explicitly states otherwise.

Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy 2007 and Policy DM4 of the Development Management Policies Document 2015.

- (10) Prior reaching slab level of the School Site of the development hereby permitted detailed drawings of any walls, fences, or other means of enclosures within or around the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality having regards to policy CS3 of the Core Strategy 2007 and Policies DM4 and DM10 of the Development Management Policies Document adopted October 2015.

- (11) No development shall take place in the School Site of the development until details of adequate refuse and recycling storage and collection facilities, including suitable collection and servicing to take place from within the site, has been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details and thereafter maintained.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage the recycling of domestic refuse having regards to policy CS3 of the Core Strategy 2007 and Policies DM4 and DM10 of the Development Management Policies Document adopted October 2015.

- (12) No development shall take place at the School site until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

Details of maintenance regimes

Details of any new habitat created on site and/or buffers around water bodies

Details of management responsibilities

Reason: To ensure that the wildlife areas are protected and managed appropriately. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted Policy DM4 in the Development Management Policies Document (2015) of the Epsom and Ewell Local Plan.

- (13)** Prior to the commencement of any development of the School Site, a plan showing the levels of all buildings, communal areas, roads, parking areas and pathways shall be submitted to and approved in writing by the Local Planning Authority. The phase shall be constructed in accordance with the approved details.

Reason: The details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure that the appearance and functioning of the development is satisfactory and to safeguard the amenities of adjoining occupiers in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015.

- (14)** No development at the School Site shall take place until the applicants or their agents or successors in title have secured the implementation of a programme of archaeological work to be conducted in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: to ensure archaeological investigation recording in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015 and that National Planning Policy Framework.

- (15)** Within 9 months of the date of this decision, a community use agreement prepared in consultation with Sport England should be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all indoor and outdoor sports facilities and car parking relating to Epsom and Ewell High School and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The Epsom and Ewell High School Development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: to ensure access to facilities to the benefit of all parties and to comply with policy DM34 of the Development Management Policies Document adopted October 2015.

- (16) Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's recommended period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.

Reason: to ensure the facilities meet an appropriate playing standard and to the benefit of all parties and to comply with Policy CS13 of the Core Strategy 2007 policy DM34 of the Development Management Policies Document adopted October 2015.

- (17) Within 6 months of the use of the 3G Artificial Grass Pitch commencing:

(a) certification that the 3G Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and

(b) confirmation that the 3G Artificial Grass Pitch has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the facilities meet an appropriate playing standard and to the benefit of all parties and to comply with Policy CS13 of the Core Strategy 2007 policy DM34 of the Development Management Policies Document adopted October 2015.

- (18) Prior to the commencement of Epsom and Ewell High School Development (excluding footpath improvement works) including ground preparation, an Arboricultural Method Statement shall be submitted to and approved in writing by the Borough Council which sets out how trees will be protected during access to the site by plant and equipment during development activity. The Method Statement shall be implemented as approved.

Reason: To ensure satisfactory protection of trees in the interest of amenity and environmental protection as required by Policies CS4 and DM5"

- (19) No development for the School Site shall commence until a Construction Transport Management Plan, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

- (c) storage of plant and materials**
- (d) programme of works (including measures for traffic management)**
- (e) provision of boundary hoarding behind any visibility zones**
- (f) HGV deliveries and hours of operation**
- (g) vehicles with a max gross weight of 7.5 tones to avoid accessing the site via the junction of Scott's Farm Road with Ruxley Lane.**
- (h) measures to prevent the deposit of materials on the highway**
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Ruxley Lane and its side roads and Scotts Farm Road and its side roads**
- (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority for that phase. Only the approved details shall be implemented during the construction of the development.**
- (l) No work shall be undertaken before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays.**

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policy DM 35 Transport and New Development, of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (20) Prior to commencement of the School Site of the development, a scheme incorporating full details of the external lighting shall be submitted to and approved in writing by the Local Planning Authority.**

The floodlighting scheme for School Site, shall be installed in complete accordance with the specification as detailed in the Sports Pitch Lighting Report dated Nov 18 Rev P03 by Hawden Associates Ltd or in agreement with the Borough Council and Sport England, and shall be maintained on that basis.

Prior to the floodlighting hereby approved being brought into use, the flood lights shall be tested and adjusted to minimise light spillage and the impact upon surrounding dwellings.

Any external lighting installed shall be in accordance with the approved details and thereby retained as such. The scheme shall take into account all of the lighting needs associated with the location and uses within the relevant phase of the development and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the sky and to avoid harm to bats.

The scheme shall include:

- a) A statement setting out the objectives of the lighting scheme;**
- b) A report, prepared by a lighting engineer, setting out the technical details of the luminaries and columns, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution, in particular proposals to eliminate any risk of the direct viewing of the lit bulb from residential land;**
- c) A plan illustrating illuminance levels across the phase and at the boundary of the site. The level of illuminance should be appropriate to the character of the surrounding area as a whole;**
- d) A plan illustrating illuminance levels beyond the boundary of the site, together with the downward light output ratio of the lights;**
- e) A statement which demonstrates how the lighting scheme will be viewed against the wider landscape and, where appropriate, the potential role of landscaping in minimizing the day and night-time visual impact of the installation;**
- f) An operational statement, the purpose of which is to ensure that the developer and the lighting designer have considered operational regimes that can provide energy savings;**
- g) Details of the proposed hours of operation; and**
- h) Details of the cumulative impact of the lighting taking account of each phase.**

Once approved in writing, the lighting scheme for that the School Site shall be operated in accordance with the approved details. The council reserves the right to require periodic testing to be conducted on the lighting installations and if it is confirmed that approved levels are being exceeded the operator of the lighting scheme will be

required to implement the necessary works to bring it back within compliance within a specified time period.

Reason: to ensure the facilities meet an appropriate playing standard whilst not prejudicing the amenity of any residential properties neighbouring the site, to the benefit of all parties and to comply with Policy CS13 of the Core Strategy 2007 policy DM34 of the Development Management Policies Document adopted October 2015

- (21) The School Site of the hereby permitted scheme shall not commence until details of the design of a surface water drainage scheme for the School development have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:**

a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate of 11.2 l/s for the 1 in 1 year, 29.8 l/s for the 1 in 30 year and 41.9 for the 1 in 100 year storm events (as per the SuDS pro-forma or otherwise as agreed by the LPA).

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

d) Details of drainage management responsibilities and maintenance regimes for the finalised drainage system

e) Confirmation that the existing drainage ditch along the western boundary remains entirely operational pre, post and during construction.

f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

- (22)** Notwithstanding the submitted travel plan prior to the occupation of the school Site a revised travel plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework 2019 and Surrey County Council's "Travel Plans Good Practice Guide to include a TRICS compliant Standard Assessment Methodology monitoring of the travel plan in years 1, 3 and 5 years after occupation. And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, DM 36 Sustainable Transport for New Development, DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (23)** Prior to the recreation facilities of the School Site being brought into use the internal road layout to the proposed 47 car parking spaces to serve the school facilities shall be provided in accordance with the approved plan numbered 174392 003, all to be permanently retained. Should there be a need for interim parking arrangements during the construction phase of the development, a temporary scheme should be submitted and approved in writing by the Local Planning Authority. The parking spaces approved for the final development shall thereafter be retained.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, and DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015

- (24)** The School Site development hereby approved shall not be first brought into use unless and until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking turning areas shall be retained and maintained for their designated purpose. Should there be a need

for interim parking arrangements during the construction phase of the development, a temporary scheme should be submitted and approved in writing by the Local Planning Authority. The parking spaces approved for the final development shall thereafter be retained.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, and DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (25) The school Site of the development hereby permitted shall not be occupied until details of the refuse and recycling storage facilities and a refuse and recycling management strategy for the residents of, staff of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage and management plan shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015.

- (26) Notwithstanding the submitted plans, the School Site development hereby approved shall not be brought into use until 10% (5) of the available additional parking spaces are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply). Otherwise a revised scheme should be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, DM 36 Sustainable Transport for New Development, DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (27) Notwithstanding paragraphs 6.2.1 to 6.3 of the submitted Transport Assessment dated December 2019 proposing arrangements to manage car parking details to manage cycle parking stock and

arrangements to accommodate parking of mini buses within the site. a revised document to manage such parking shall be submitted to and approved in writing before occupation of the Epsom & Ewell High School development. The approved details shall be implemented upon occupation of the community facilities. Should there be a need for interim parking arrangements during the construction phase of the development a temporary scheme should be submitted and approved in writing by the Local Planning Authority. The parking spaces approved for the final development shall thereafter be retained thereafter.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, and DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (28) Prior to the first occupation of the School Site of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS Policy CS 6 of the Core Strategy 2007 and Policy DM19 of the Development Management Policies Document adopted October 2015.

- (29) The School Site development shall not be brought into use until a Facilities Management Plan has been submitted for the approval of the local planning authority. The approved Facilities Management Plan shall be implemented upon first occupation of the school.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, and DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (30) The Sports Facilities shall only be open for public use for the hours listed below, for the avoidance of doubt the site shall be vacated by the latest hours shown on each day:

Facility	Mon- Thurs	Friday	Saturday	Sunday
Sports hall	End of school day – 22.00 (Term Time) 09.00 - 22.00 (bank holidays and school holidays)		09.30 – 17.00	09:00 – 19.30
Studios	End of school day – 22.00 (Term Time) 09.00 - 22.00 (bank holidays and school holidays)		09.30 – 17.00	09:00 – 19.30
Sports Pavilion	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)	End of school day – 19.00 (Term Time) 09.00 -19.00 (bank holidays and school holidays)	09.00 – 17.00	09.00 – 17.00
compact athletics facility	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)	End of school day – 19.00 (Term Time) 09.00 -19.00 (bank holidays and school holidays)	09.00 – 17.00	09.00 – 17.00
3g AGP (Floodlit)	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)	End of school day – 19.00 (Term Time) 09.00 -19.00 (bank holidays and school holidays)	09.00 – 17.00	09.00 – 17.00
Hockey Plus Surface (hockey, tennis, netball (floodlit))	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)	End of school day – 19.00 (Term Time) 09.00 -19.00 (bank holidays and school holidays)	09.00 – 17.00	09.00 – 17.00
Compact Athletics Training April – Sept	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)		09.00 – 17.00	09:00 – 17.00
Compact Athletics Training Oct –	None	None	09.00 – 16.00	09:00 – 16.00

March				
Grass pitches/playing field upper field May – August	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)		09.00 – 17.00	09.00 – 17.00
Grass pitches/playing field upper field April/September	End of school day – 19.00 (Term Time) 09.00 - 19.00 (bank holidays and school holidays)		09.00 – 17.00	09.00 – 17.00
Grass pitches/playing field upper field October – March	None	None	09.00 – 17.00	09.00 – 17.00
Grass pitch 7v7 Main School Site September – April	None	None	09.00 – 17.00	09.00 – 17.00

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015).

- (31) Prior to the installation of fans, Louvres etc. on the school development, full details of their size, position and specification shall be submitted and approved in writing with the LPA.

Reason: In the interests of the visual amenities of the area in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (32) The roofs of the buildings of the School Site hereby permitted shall not be converted or used as balconies or a sitting out areas, and no access shall be gained except for maintenance purposes.

Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (33) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) no extensions shall be erected (other than those expressly authorised by this permission) to any of the properties in the School Site.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Policy DM10 (Design Requirements for New Developments) of the Development Management Policies Document adopted October 2015.

- (34) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) 2015 (or any order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of the School Site.**

Reason: To control any subsequent visual changes in the interests of the visual and residential amenities of the locality with regard to Policy DM10 (Design Requirements for New Developments) of the Development Management Policies Document adopted October 2015.

- (35) The hours and use of the outdoor AGP facilities of the School Site approved by school users shall be restricted to organised sport and recreation between the hours of 09:00 and 21:00 Monday to Thursday, 09:00 and 19:00 on Fridays and 09:00 and 17:00 on Weekends and Bank Holidays.**

Reason: To ensure the amenities of the area and local residents and to accord with policies Policy CS3 of the Core Strategy 2007 and Policies DM4 and DM10 of the Development Management Policies Document adopted October 2015.

- (36) Following any necessary demolition and prior to the commencement of any further development at the School site, the following shall be undertaken in accordance with current best practice guidance:**

(i) a desk study, site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas (including hydrocarbons) and contaminants (including asbestos) with the potential to impact sensitive receptors on and off-site. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and

(ii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval.

Reason: to control ground pollution in accordance with Policy DM17 of the Development Management Policies Document adopted October 2015

- (37) Prior to any occupation of the school site, the approved remediation scheme prepared under Condition 36 must be carried out in**

accordance with its terms. Following completion, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: to control ground pollution in accordance with Policy DM17 of the Development Management Policies Document adopted October 2015

- (38) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. In that event, an investigation and risk assessment must be undertaken and where remediation is deemed necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: to control ground pollution in accordance with Policy DM17 of the Development Management Policies Document adopted October 2015

Residential Conditions

- (39) Prior to reaching slab level of the development at the Residential Site Development a sample of all facing materials to be utilised in the development phase hereby permitted including bricks, contrast materials, mortar, windows, doors, roof materials, plant enclosure and car parking cladding shall be submitted to and approved in writing by the Local Planning Authority before any works on site are commenced. The development shall then be built in accordance with these approved samples.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (40) Prior to reaching slab level of the development at the Residential Site, full detailed drawings at 1:20 or 1:50 of all openings including windows, doors, communal entrances openings, balconies and areas for signage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site. The development shall be carried out in accordance with the approved plans.

Reason: The details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (41)** Prior to the commencement of the Residential Site of the development hereby permitted, the applicant shall supply full details, including the design and location of bird and bat boxes, as well as swift bricks, to be located within the proposed development. The approved details will then be retained in perpetuity or the lifetime of the development hereby approved or until the grant of planning permission explicitly states otherwise.

Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy 2007 and Policy DM4 of the Development Management Policies Document 2015.

- (42)** Prior to reaching the slab level of the Residential Site of the development hereby permitted detailed drawings of any walls, fences, or other means of enclosures within or around the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be conducted in strict accordance with the approved detail and shall thereafter be retained.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality having regards to policy CS3 of the Core Strategy 2007 and Policies DM4 and DM10 of the Development Management Policies Document adopted October 2015.

- (43)** No development shall take place in the Residential Site of the development until details of adequate refuse and recycling storage and collection facilities, including suitable collection and servicing to take place from within the site, has been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details and thereafter maintained.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage the recycling of domestic refuse having regards to policy CS3 of the Core Strategy 2007 and Policies DM4 and DM10 of the Development Management Policies Document adopted October 2015.

- (44)** Prior to the commencement of Residential Development (excluding footpath improvement works) including ground preparation, an Arboricultural Method Statement shall be submitted to and approved

in writing by the Borough Council which sets out how trees will be protected during access to the site by plant and equipment during development activity. The Method Statement shall be implemented as approved.

Reason: To ensure satisfactory protection of trees in the interest of amenity and environmental protection as required by Policies CS4 and DM5

- (45) No development at the Residential Site Development shall take place until the applicants or their agents or successors in title have secured the implementation of a programme of archaeological work to be conducted in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: to ensure archaeological investigation recording in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015 and that National Planning Policy Framework.

- (46) No development shall take place at the Residential site until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

Details of maintenance regimes

Details of any new habitat created on site and/or buffers around water bodies

Details of management responsibilities

Reason: To ensure that the wildlife areas are protected and managed appropriately. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted Policy DM4 in the Development Management Policies Document (2015) of the Epsom and Ewell Local Plan.

- (47) No development for the Residential Site Development shall commence until a Construction Transport Management Plan, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

- (c) storage of plant and materials**
- (d) programme of works (including measures for traffic management)**
- (e) provision of boundary hoarding behind any visibility zones**
- (f) HGV deliveries and hours of operation**
- (g) vehicles with a max gross weight of 7.5 tones to avoid accessing the site via the junction of Scott's Farm Road with Ruxley Lane.**
- (h) measures to prevent the deposit of materials on the highway**
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Ruxley Lane and its side roads and Scotts Farm Road and its side roads**
- (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority for that phase. Only the approved details shall be implemented during the construction of the development.**
- (l) No work shall be undertaken before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays.**

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policy DM 35 Transport and New Development, of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (48) The residential development hereby approved shall not be commenced unless and until the proposed access to Scott's Farm Road and the first 10 metres of the new access road have both been constructed under a Section 278 Agreement and the access provided with visibility zones of 43 metres to the near side kerb line from a point 2.4 metres back into the access from the near side kerb line and tactile paving and dropped kerbs at the pedestrian crossing points in general accordance with the plan numbered 174390-001B submitted within the Ardent Transport Assessment dated December 2018, all to be permanently retained.**

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policy DM 35 Transport and New Development, of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (49)** The Residential Site of the hereby permitted scheme shall not commence until details of the design of a surface water drainage scheme for the Residential site development have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate of 11.2 l/s for the 1 in 1 year, 29.8 l/s for the 1 in 30 year and 41.9 for the 1 in 100 year storm events (as per the SuDS pro-forma or otherwise as agreed by the LPA).

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

d) Details of drainage management responsibilities and maintenance regimes for the finalised drainage system

e) Confirmation that the existing drainage ditch along the western boundary remains entirely operational pre, post and during construction.

f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

- (50) The Residential Site of the development hereby permitted shall not be occupied until details of the refuse and recycling storage facilities and a refuse and recycling management strategy for the residents of, and visitors to, the Residential development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage and management plan for the relevant part of the development shall be fully implemented and made available for use prior to the occupation of the relevant part of the development hereby permitted and shall thereafter be retained for use at all times.**

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015.

- (51) Following any necessary demolition and prior to the commencement of any further development at the residential site, the following shall be undertaken in accordance with current best practice guidance:**

(i) a desk study, site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas (including hydrocarbons) and contaminants (including asbestos) with the potential to impact sensitive receptors on and off-site. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and

(ii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval.

Reason: to control ground pollution in accordance with Policy DM17 of the Development Management Policies Document adopted October 2015

- (52) Prior to any occupation of the residential site, the approved remediation scheme prepared under Condition 51 must be carried out in accordance with its terms. Following completion, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.**

Reason: to control ground pollution in accordance with Policy DM17 of the Development Management Policies Document adopted October 2015

- (53) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. In that event, an investigation and risk assessment must**

be undertaken and where remediation is deemed necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: to control ground pollution in accordance with Policy DM17 of the Development Management Policies Document adopted October 2015

- (54) The residential Site development hereby approved shall not be first brought into use unless and until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking turning areas shall be retained and maintained for their designated purpose. Should there be a need for interim parking arrangements during the construction phase of the development, a temporary scheme should be submitted and approved in writing by the Local Planning Authority. The parking spaces approved for the final development shall thereafter be retained.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, and DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (55) The details as shown on Residential Scheme Biodiversity Enhancement Plan Rev A August 2019 by Ecology Solutions shall be implemented in full prior to the first occupation of the Residential Development unless otherwise agreed with the Local Planning Authority. The details will then be retained in perpetuity or the lifetime of the development hereby approved or until the grant of planning permission explicitly states otherwise.

Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy 2007 and Policy DM4 of the Development Management Policies Document 2015.

- (56) The submitted Residential travel plan (Document Ref: 174390-05 REV. D) shall be implemented upon first occupation and for each subsequent occupation.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the

National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, DM 36 Sustainable Transport for New Development, DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (57) The residential development shall be constructed in accordance with the refuse strategy details as shown on drawing 101703-BEL-SL-02 B and 174390-010 (Refuse tracking May 2019) hereby approved.**

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage the recycling of domestic refuse having regards to policy CS3 of the Core Strategy 2007 and Policies DM4 and DM10 of the Development Management Policies Document adopted October 2015.

- (58) (Prior to the first occupation of the residential Site of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).**

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS Policy CS 6 of the Core Strategy 2007 and Policy DM19 of the Development Management Policies Document adopted October 2015.

- (59) No part of the proposed Residential Site Development shall be occupied until the carriageway, footways and associated turning areas for refuse vehicles serving each of the dwellings to be occupied have been constructed in accordance with the approved plans.**

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and DM 35 Transport and New Development, of the Epsom and Ewell Borough Council Development Management Policies Document September 2015

- (60) Notwithstanding the submitted plans the Residential Site Development hereby approved shall not be occupied unless and until 13 spaces of the available parking spaces for the flats are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and a further 13 of the available spaces for the**

flats are provided with infrastructure to fit fast charge sockets and each of the 56 dwellings with off street parking within their curtilage are provided with fast charge sockets (current minimum requirements 7kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) and a further 8 of the parking spaces for the 40 dwelling without off street parking are provided with infrastructure to fit fast charge sockets in accordance with a revised scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, DM 36 Sustainable Transport for New Development, DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (61) Notwithstanding the submitted plans the Residential Site Development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a revised a scheme to be submitted to and approved in writing by the Local Planning Authority for a minimum of 65 bicycle parking spaces to be provided in a secure and covered location. Thereafter the bike storage area shall be retained and maintained for its designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, DM 36 Sustainable Transport for New Development, DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015

- (62) No fans, louvres, ducts, flues, pipe-work or other external plant shall be fixed to the elevations of the buildings of the Residential Site development.

Reason: In the interests of the visual amenities of the area in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (63) The residential development hereby approved shall be constructed in accordance with the levels as shown on 174390-003 Rev F unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjoining occupiers in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015

- (64) The roofs of the buildings of the Residential Site development hereby permitted shall not be converted or used as balconies or a sitting out areas, and no access shall be gained except for maintenance purposes.**

Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (65) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) no extensions shall be erected (other than those expressly authorised by this permission) to any of the properties in the Residential Site development.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (66) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) 2015 (or any order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of the Residential Site development.**

Reason: To control any subsequent visual changes in the interests of the visual and residential amenities of the locality with regard to Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- (67) The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.**

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies (2015).

Informatives:

- (1) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice
- (2) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149)
- (3) The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
- (4) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- (5) The traffic generation of the proposed community facility is based on a net increase of 3 sports pitches.
- (6) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:

<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

- (7) The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council. If the developer were minded to dedicate the internal road layout for adoption into the public highway, the developer is reminded to alter the site layout to include the following as part of highway works under a Section 38 Agreement:

Between plots 3 and 53 the carriageway would have to be 5.5 metres wide.

1. The roads running north would have to be 4.8 metres wide.
 2. The entrance to plots 50 to 55 should be 4.1 metres wide but widened to 6 metres in front of parking spaces.
 3. The entrance to plots 61 to 65 should be 4.1 metres wide, widening to 6 metres in front of parking spaces
 4. The entrance to parking spaces south of plot 74 should be 4.1 metres wide, widening to 6 metres in front of the parking spaces.
 5. The road in front of blocks 1 and 2 should be 6 metres wide except next to plot 104 where the carriageway width should be 4.1 metres wide.
- (8) If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Sustainable Drainage and Consenting team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.
- (9) Flood Risk Activity Permit [FRAP] Under the Environmental Permitting (England and Wales) Regulations 2016, must be submitted to the Environment Agency and apply for a FRAP if you want to do work:

- **In, over or under a main river**
- **Within 8m of the bank of a main river, or 16m if it is a tidal main river (check the location of main rivers here)**
- **Within 8m of any flood defence structure or culvert on a main river, or 16m on a tidal main river**

Flood risk activities can be classified as: Exclusions, Exemptions, Standard Rules or Bespoke. These are associated with the level of risk your proposed works may pose to people, property and the environment. You should apply for a Bespoke FRAP if your work cannot be classified as one of the following:

- **an excluded activity (listed here)**
- **an 'exempt' activity (listed here)**
- **a 'standard rules' activity (listed here)**

- (10) Your attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from Government Services and Information website at: <https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>. Responsibility for ensuring that a building is provided with appropriate fire safety arrangements rests with the responsible person, once the building is occupied. The responsible person should, therefore, ensure that the fire safety arrangements in place are adequate and comply fully with the requirements of the Fire Safety Order.**
- (11) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000**
- (12) When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.**

- (13) **Surrey Fire and Rescue Service (SFRS) would strongly recommend that consideration is given to the installation of AWSS (ie; Sprinklers, Water Mist etc) as part of a total fire protection package to:**

protect life;

protect property, heritage, the environment and our climate;

help promote and sustain business continuity; and

permit design freedoms and encourage innovative, inclusive and sustainable architecture.

The use of AWSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens.

SFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises.

Passive fire protection measures, particularly fire stopping, fire barriers and fire resisting compartmentation, restricts the spread of smoke and fire through a building through hidden areas such as voids. We recommend that careful attention is given to this detail during construction. Certification of this work can be beneficial to confirm the suitability of the structure to meet its performance requirement lay out in this design application.

Your attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from Government Services and Information website at:

<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>

It was noted that all members of the Committee had received written and/or attended presentation in connection with this application. However, it was not considered that the association had affected their consideration of this item.

The Committee noted verbal representations from two Ward Councillors, two objectors and two applicant/agents. Letters of representation had been published on the Council's website and were available to the public and members of the Committee in advance of the Meeting.

30 MEETING ADJOURNMENT

The meeting was adjourned at 9.55 for a comfort break and reconvened at 10.05pm.

31 7 CEDAR HILL, EPSOM, SURREY, KT18 7BP

Description

Two storey side extension and single storey rear extension.

Decision

Planning permission is **PERMITTED** subject to the following conditions:

Conditions:

- (1) The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended).

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans, received on 06.11.2018:

1490 01 (Existing and Proposed Plans) dated January 2019

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

- (3) The materials and finishes of the external walls and roof of the development hereby permitted shall match those listed in the submitted application form and the colour and texture those of the existing building and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (4) The first floor window(s) in the side elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, or other form of openings other than those shown on the approved plans, shall be inserted in the flank elevations of the development hereby permitted.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies 2015.

Informatives:

- (1) In dealing with the application, the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application, which is likely to be considered favourably.
- (2) Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.

- (3) You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation.

For further information and advice, please contact - Environmental Health Department Pollution Section.

- (4) **The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes:**
- **carry out work to an existing party wall;**
 - **build on the boundary with a neighbouring property;**
 - **in some circumstances, carry out groundwork's within 6 metres of an adjoining building.**
 - **Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls.**

The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

Councillor Previn Jaguptal who was the applicant for this application left the Council Chamber for this item and did not take part in any deliberations or vote.

32 12 MILLAIS WAY, WEST EWELL, SURREY, KT19 9PF

Description

Part single storey rear extension

Decision

The proposed development was considered Permitted Development, under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). **A Lawful Development Certificate** is to be granted.

Informatives:

- (1) **The proposed development is considered Permitted Development, under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**
- (2) **The decision relates to the following drawings:**

001 - OS Map – dated June 2019

002 – Block Plan – dated June 2019

003 Rev A – Existing Plans – dated June 2019

004 Rev A – Existing Sections – dated June 2019

005 Rev A – Existing Rear Elevation – dated June 2019

006 Rev A – Proposed Plans – dated June 2019

007 Rev A – Proposed Sections – dated June 2019

008 Rev A – Proposed Rear Elevation - dated June 2019

- (3) Development is permitted by Class A subject to the following conditions—
- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - obscure-glazed, and
 - non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
 - c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse
- (4) Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.

Councillor Lucie Dallen being the applicant for this application left the Council Chamber for this item and did not take part in any deliberations or vote.

33 PARKDALE CRESCENT, WORCESTER PARK, SURREY

Description

Installation of gates to the entrances of the rear access service lane to the residences 2/50 (even numbers only) (Retrospective)

Decision

Planning permission is **PERMITTED**. No conditions are required as this was a retrospective application.

Informatives:

- (1) The retrospective Planning Application is considered to accord with relevant Local and National Planning Policies, including DM9 and DM10 of the Development Management Policies Document (2015).**
- (2) The following drawings were considered as part of this Application:**

Site Location Plan – received 30.04.2019

PC001A1 – Existing: Parkdale Crescent Service Road: Adjacent to 2 & 4 Parkdale Crescent – received 14.06.2019

Existing: Parkdale Crescent Access Road – received 14.06.2019

PC001A2 – Proposed: Parkdale Crescent Service Road: Security Gates To Be Sited Adjacent To 2 & 4 Parkdale Crescent - received 14.06.2019

Proposed: Parkdale Crescent Security Gates To Be Sited Adjacent To 2 & 4 Parkdale Crescent - received 14.06.2019

PC001A3 – Existing: Parkdale Crescent Service Road: Adjacent To 48 & 50 Parkdale Crescent – received 14.06.2019

Existing: Parkdale Crescent Access Road – received 14.06.2019

PC001A4 – Proposed: Parkdale Crescent Security Gates To Be Sited Adjacent To 48 & 50 Parkdale Crescent – received 14.06.2019

Proposed: Parkdale Crescent Security Gates To Be Sited Adjacent To 48 & 50 Parkdale Crescent – received 14.06.2019

Access Gates Parkdale Crescent Specification - received 14.06.2019

Dimensioned Gates - received 14.06.2019

05 – Site Plan Indicating Proposed Gate Positions – received 30.04.2019

06 – Dimensioned Gates Elevation – received 30.04.2019

07 – Gate Elevation with Technical Detail & RAL Colour – received 30.04.2019

- (3) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.**

34 MONTHLY REPORT PLANNING APPEAL DECISIONS/NUMBER OF APPROVED DWELLINGS

The Committee noted the appeal decisions from 13 July to 19 August and the number of approved dwellings against target for April, May, June and July 2019.

The meeting began at 7.00 pm and ended at 10.15 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)

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